

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**SEPTEMBER 26, 2024 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **September 26, 2024**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:\*

**PETITIONS TO BE EXPEDITED:**

**2024-APP-016 | 5363 East 41st Street | Recommended Approval to the MDC October 16, 2024**

Lawrence Township, Council District #9  
PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for playground equipment, seating area, bike racks, performance stage, flex lawn sports field, barrier fencing, and walking paths. Existing improvements include a shelter and a grill area.

**2024-CAP-831 / 2024-CPL-831 | 8550 and 8556 Broad Street | Recommended Approval to the MDC October 16, 2024. Approved 2024-CPL-831 subject to the conditions in the SR**

Franklin Township, Council District #25

D-P

NVR, Inc., by Joseph D. Calderon

Modification of the Development Statement for 2021-ZON-013 to Modify the development standards for lots 54 and 55, specifically, to provide for a minimum lot width at the front setback line of 53.5 feet for Lot 54 (minimum lot width at the front setback line of 60 feet required), and to provide for a minimum 19.5-foot front yard setback for Lot 55 (minimum 20-foot front yard setback required), Approval of a Subdivision Plat to be known as Replat of Lots 54 and 55, College Station Section 1, subdividing 0.34-acre into two lots.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**2024-MOD-009 | 7710 Johnson Road | After a public hearing, Recommended Approval, subject to the modified commitments, to MDC October 16, 2024**

Lawrence Township, Council District #3

C-S

7710 Johnson, LLC, by Joseph D. Calderon

Modification of the Commitments, Development Statement and Site Plan related to petitions 99-Z-195, and, as amended with 2006-ZON-810, to provide for display of dumpsters for rent to consumers for home improvement projects.

**2024-MOD-015 (Amended) | 3500 East 20th Street | **Granted Petitioner's request for continuance to October 10, 2024****

Center Township, Council District #13  
C-S  
Adam DeHart

Modification of the Commitments related to petition 2002-ZON-166 to terminate Commitments #6 and #7 to allow for a Security/Scale House, Maintenance/Repair Shop, Drywall Recycling facilities, Construction Equipment storage, contractor yard, and Concrete Recycling operation (current commitments states any new construction requires Administrator's Approval and other uses are limited).

**2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street | **Granted Remonstrator's request for continuance for cause to October 24, 2024****

Lawrence Township, Council District #9  
Indianapolis Re Management LLC, 600-B East 46th Street LLC, and Bazilio Real Estate LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

**2024-ZON-073 | 2024-ZON-073B | 2155 Kessler Boulevard, West Drive | **Granted Staff's request for continuance for cause to December 12, 2024****

Washington Township, Council District #2  
Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.  
B. Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

**2024-ZON-082 | 5102, 5111, 5117, 5122, 5127, 5139, 5143, and 5210 East 65th Street | **Acknowledged the Automatic Continuance to October 24, 2024, filed by Registered Neighborhood Organization****

Washington Township, Council District #3  
Schmoll Development Company, L. P., by Gregory Zubek

Rezoning of 17.149 acres from the I-2 district to the C-S district to provide for commercial and light industrial uses, including uses permitted in the C-3 district and I-2 district, in addition to: sports performance training uses for all ages, including individual sports training, weight lifting and training, fitness personal training and conditioning, aerobics and spin training, assisted rehabilitation exercise program, yoga, Pilates, dance studio, martial arts training, specific sports training including batting cages and golf, plus, automobile and light vehicle wash, detailing, tinting (in buildings not facing 65th Street), and automobile, motorcycle and light vehicle service or repair (in buildings not facing 65th Street).

**2024-ZON-090 (Amended) | 9061 Crawfordsville Road | **Acknowledged the Automatic Continuance to October 24, 2024, filed by Registered Neighborhood Organization****

Wayne Township, Council District #11  
Mark and Kim Crouch

Rezoning of one acre from the C-3 district to the D-5II district to provide for residential use.

**2024-ZON-093 / 2024-VAR-011 (Amended) | 4410 Allisonville Road | **Granted Petitioner's request for continuance for cause to November 14, 2024****

Washington Township, Council District #8  
EZ-Stor LLC, by David Kingen & Emily Duncan

Rezoning of 3.25 acres from the C-S (FF) (W-1) district to the C-S (FF) (W-1) district to provide for a proposed self-storage building expansion.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for nine parking spaces (minimum 30 parking spaces required).

**2024-ZON-096 | 6158 West 10th Street | **Granted Petitioner's request for continuance for cause to November 14, 2024, with Notice****

Wayne Township, Council District #16  
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

**2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road | **Acknowledged the Automatic Continuance to October 24, 2024, filed by Registered Neighborhood Organization****

Decatur Township, Council District #21  
Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

**2024-CZN-829 / 2024-CVR-829 (Amended) | 707 East 22nd Street | **Acknowledged the Withdrawal of the Petitions****

Center Township, Council District #13  
Elliott 317, LLC, by Jamilah Mintze

Rezoning of 0.07-acre from the C-3 district to the D-8 district to provide for a two-unit multi-unit house.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38.1-foot tall, three-story, two-unit multi-unit house (maximum 35-foot tall, 2.5 stories permitted), with a deficient 2,926 square foot lot area (3,500 square feet required), a five-foot rear setback (10-foot rear setback required), with no street trees and deficient landscaping (minimum one street tree per 35 feet of lot frontage and 50% living material required).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**2024-ZON-085 (Amended) | 5640 North Illinois Street | **Granted Staff's request for continuance for cause to October 10, 2024, with new Notice sent****

Washington Township, Council District #7  
The Riviera Club, by Sonya Seeder

Rezoning of **22.63 17.33** acres from the D-2 (FF) district to the SU-16 (FF) district to provide for indoor and / or outdoor recreation.

**2024-ZON-102 | 525 South East Street | Acknowledged the Automatic Continuance to October 24, 2024, filed by Registered Neighborhood Organization**

Center Township, Council District #18  
Mark and Kim Crouch

Rezoning of 0.07 acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district to construct a three-unit multi-family residential building.

**2024-ZON-105 | 2852 East County Line Road | Granted a six-day waiver of the 23-day notification period for written Notice to Johnson County addresses | Granted Staff's request for continuance for cause to October 10, 2024**

Perry Township, Council District #24  
Aditi Real Estate 63, LLC by Cassandra A. Nielsen

Rezoning of 6.67 acres from the C-S district to the I-1 (TOD) (FW) (FF) district to provide for a Self-Storage Facility.

**2024-ZON-106 | 511 & 600 South Tibbs Avenue | Granted Staff's request for continuance for cause to October 24, 2024, with Notice**

Wayne Township, Council District #17  
Insight Engineering Inc., by Donald W. Fisher

Rezoning of 2.33 acres from the I-2 (FF) district to the C-7 (FF) district to provide for Heavy Truck Services and Parking.

**2024-CAP-832 / 2024-CVR-832 | 8640, 8814, and 8816 South Arlington Avenue and 5624 East County Line Road | Acknowledged the Automatic Continuance to October 24, 2024, filed by Registered Neighborhood Organization**

Franklin Township, Council District #25  
C-S  
GP-CM County Line Partners, LLC, by Brian J. Tuohy

Modification of the Development Statement and Commitments for 2022-ZON-060 to Terminate Commitment 11.n, which prohibited outdoor storage / operations, and Commitment 22, which required the site to be developed in substantial conformance with the C-S Statement and the Conceptual Site Plan, file-dated November 18, 2022, and to provide for three outdoor storage areas adjacent to proposed Building 2, in accordance with an amended site plan.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to decrease the amount of parking to 227 spaces (minimum 246 parking spaces required) and to provide for a 20-foot-tall screen wall within the south side yard (maximum six-foot tall screen wall permitted).

**2024-CZN-833 / 2024-CVC-833 / 2024-CVR-833 | 1301 East 16th Street, 1503, 1513, and 1517 Columbia Avenue, and 1524 Dr. A. J. Brown Avenue | Granted a two-day waiver of the 23-day notification period for written Notice to vacation agencies | Granted Petitioner's request for continuance for cause to October 10, 2024**

Center Township, Council District #13

Design and Build Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 0.58-acre from the D-8 District to the SU-2 District to provide for educational uses.

Vacation of the first east-west alley south of 16th Street, being 15 feet in width, beginning at the west right-of-way line of Dr. A. J. Brown Avenue, west 180.72 feet, to the northwest right-of-way line of the first north-south alley west of Dr. A. J. Brown Avenue, and a vacation of the first north-south alley right-of-way west of Dr. A. J. Brown Avenue, being 15 feet in width, beginning at the northwest right-of-way line of the first east-west alley west of Dr. A. J. Brown Avenue, south 190.40 to the north right-of-way line of Interstate 70, with a waiver of the assessment of benefits.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 29.2-foot-tall gymnasium (maximum height of 25 feet within a transitional yard), and a front transitional yard setback of 7.9 feet along Dr. A. J. Brown Avenue (minimum 10-foot transitional yard).

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\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing, and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.